



## BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: #12310 - 00000 - 00125  
Date Received: 7 MAR. 2012  
Commission/Group: GERMAN VILLAGE  
Existing Zoning: \_\_\_\_\_ Application Accepted by: JF Fee: \$1900-  
Comments: \_\_\_\_\_

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

See attached

### LOCATION

1. Certified Address Number and Street Name 506 S. Lazelle  
City Columbus State Ohio Zip 43206  
Parcel Number (only one required) 010003896

### APPLICANT: (IF DIFFERENT FROM OWNER)

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name 510 Lazelle Ltd.  
Address 1533 Lake Shore Drive City/State Columbus Ohio Zip 43204  
Phone # 614-488-4424 Fax # \_\_\_\_\_ Email davew@daimlergroup.com  
☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Jennifer Fate  
Address 1533 Lake Shore Drive City/State Columbus Ohio Zip 43204  
Phone # 614-488-0400 Fax # 614-488-0401 Email: fate@mmb.com

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE \_\_\_\_\_  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

**PAID**  
MAR 07 2012

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

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Please make all checks payable to the Columbus City Treasurer

**BUILDING & ZONING SERVICES**









City of Columbus  
Mayor Michael B. Coleman

**Department of Development**  
Boyce Safford III, Director

## **CERTIFICATE OF APPROPRIATENESS** **GERMAN VILLAGE COMMISSION**

*This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 130-132 Jackson Street, 504-506 South Lazelle Street & 510-512 South Lazelle Street  
**APPLICANT'S NAME:** Jennifer Fate (Applicant) 510 South Lazelle, Ltd. (Owner)

**APPLICATION NO.:** 12-1-3 **STAFF APPROVED:** 12-1-11 **EXPIRATION:** 12-1-12

The German Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3325 and the architectural guidelines:

- ☒ **Approved:** Exterior alterations per APPROVED SPECIFICATIONS  
☐ **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

### **APPROVED SPECIFICATIONS:**

Approve Application #12-1-3, 130-132 Jackson Street, 504-506 South Lazelle Street & 510-512 South Lazelle Street, as submitted with all clarifications noted:

- Renew Certificate of Appropriateness #10-12-19, 130-132 Jackson Street, 504-506 South Lazelle Street, & 510-512 South Lazelle Street, exactly as previously approved, for a period of one (1) year. Expires: December 7, 2011.

*Approve Application #10-12-19, 130-132 Jackson Street, 504-506 South Lazelle Street, & 510-512 South Lazelle Street, with all clarifications noted:*

#### Lot Split

- *Lot split to create three separate parcels per submitted survey.*
- *There are three existing duplexes on one lot. The split would result in each duplex being on one parcel.*
- *Variances that have already recommended for this parcel prior to the lot split must be reconsidered before they are recorded with each new parcel.*

**MOTION:** Ours/Colvin (6-0-0) **RECOMMENDED.**

### ☐ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

  
Randy F. Black  
Historic Preservation Officer





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## AFFIDAVIT

**12310-00000-00125**  
**506 S. LAZELLE STREET**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David M. Ward

of (1) MAILING ADDRESS 1533 Lake Shore Drive, Columbus, Ohio 43204

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) 510 Lazelle Ltd.

AND MAILING ADDRESS

c/o David M. Ward

1533 Lake Shore Drive

Columbus, Ohio 43204

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

510 Lazelle Ltd.

c/o David M. Ward 614-488-4424

AREA COMMISSION OR CIVIC GROUP

(5) German Village Commission

AREA COMMISSION ZONING CHAIR OR

109 North Front Street

CONTACT PERSON AND ADDRESS

Columbus, Ohio 43215

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

See attached

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 5<sup>th</sup> day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

Notary Seal Here



Jennifer L. Fate, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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### STATEMENT OF HARDSHIP

APPLICATION # \_\_\_\_\_

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#### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

**I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:**

The requested variances are to correct non-conforming aspects of the subject property and allow the property to be split into three (3) separate parcels with one duplex per parcel. The granting of these variances will not change the property or have an adverse effect on the adjoining property owners.

Signature of Applicant



Date



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506 S. Lazelle Street

ORC Section	Title	Proposed Variance
Parcel 1		
3332.14	R2-F area district requirements.	To reduce the size of a lot to 1,960 sq ft from a required 6000 sq ft.
3332.18(D)	Basis of computing area.	To permit a building to occupy 55% of the lot area (50% max.)
3332.21	Building line.	To reduce the building line along Jackson St from 10' to 0'.
3332.26	Minimum side yard permitted.	To reduce the required side yard from 3' to 0'.
3332.25	Maximum side yard required.	To reduce the sum of each required side yard from 6' to 0'.
3321.05(B)(1)	Vision clearance.	To reduce the vision clearance area at the intersection of Jackson St and Lazelle, and Jackson St and Margraff Alley, from 10' to 0'.
3312.49	Parking	To reduce the required number of parking spaces for a 2-unit dwelling from 4 spaces to 0.
Parcel 2		
3332.14	R2-F area district requirements.	To reduce the size of a lot to 2,388 sq ft from a required 6000 sq ft.
3332.19	Fronting.	To permit a dwelling to front on a public thoroughfare less than 35' in width.
3312.49	Parking	To reduce the required number of parking spaces for a 2-unit dwelling from 4 spaces to 0.
Parcel 3		
3332.14	R2-F area district requirements.	To reduce the size of a lot to 2156 sq ft from a required 6000 sq ft.
3332.19	Fronting.	To permit a dwelling to front on a public thoroughfare less than 35' in width.
3332.26	Minimum side yard permitted.	To reduce the required side yard from 3' to 0'.
3332.25	Maximum side yard required.	To reduce the sum of each required side yard from 6' to 0'.
3312.49	Parking	To reduce the required number of parking spaces for a 2-unit dwelling from 4 spaces to 0.

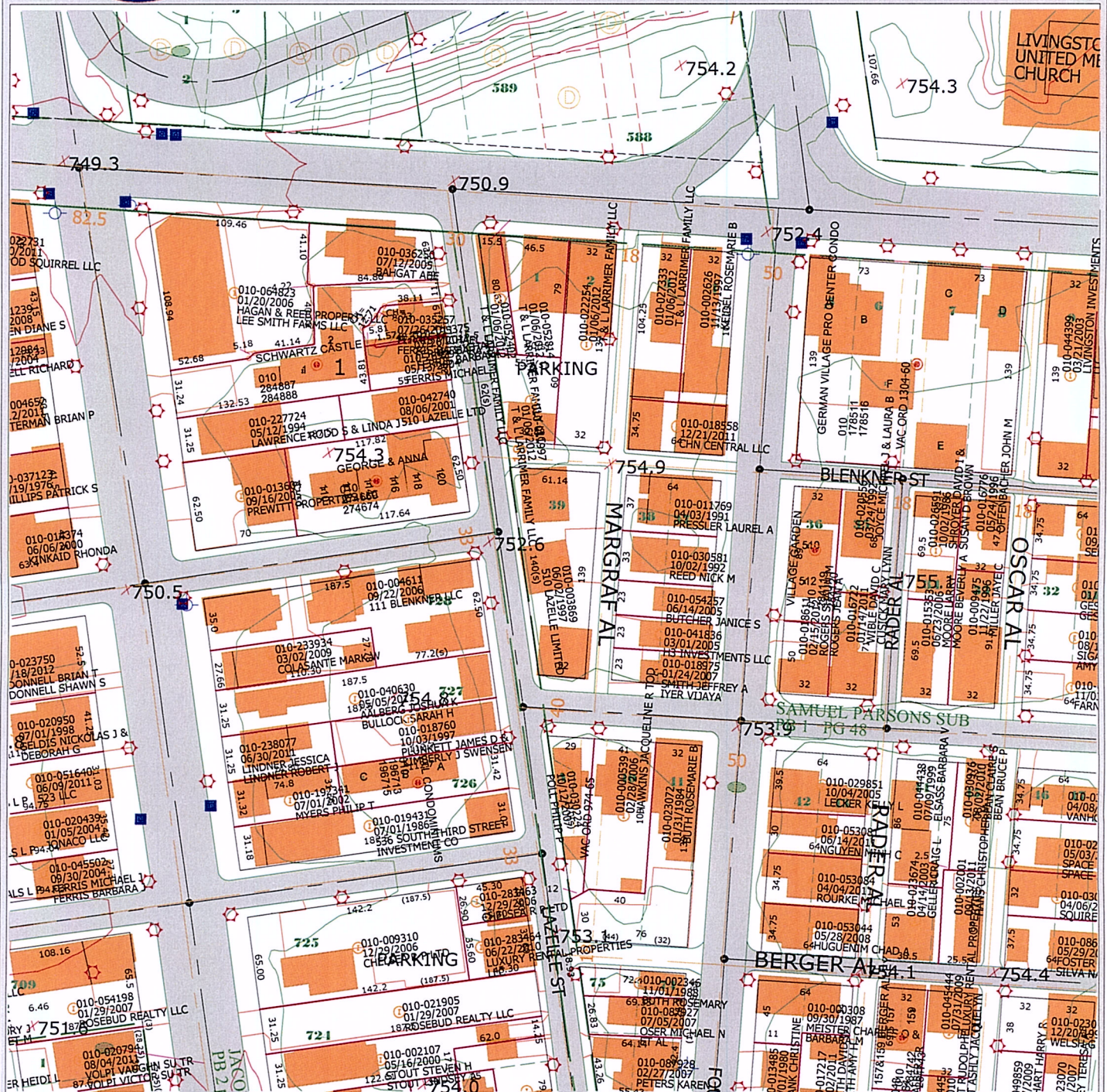
**12310-00000-00125**  
**506 S. LAZELLE STREET**





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S      DATE: 2/21/12



Disclaimer

Scale = 100

Grid North

This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map should be consulted for verification of the information sources should be consulted for verification of the information. The mapping companies assume no legal responsibility for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

**12310-00000-00125**  
**506 S. LAZELLE STREET**

ap.

partment



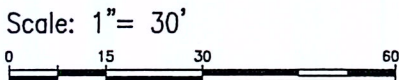
# **APPARENT ENCROACHMENTS**

- ① The two sets of steps on Parcel 1 both encroach 2.4' over south line.
- ② Building on Parcel 2 encroaches 0.2' over West line.
- ③ Fence on Parcel 2 encroaches 0.4' over West line.
- ④ Building on Parcel 3 encroaches 2.1' over North line.
- ⑤ Fence on Parcel 3 encroaches 0.9' over West line.
- ⑥ Fence on Parcel 3 encroaches 2.1' over North line.

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McGOWAN'S ADDITION  
D.B. G, PG. 70  
(DESTROYED BY FIRE)

SAMUEL PARSONS' ADDITION  
P.B. 1, PG. 48  
(DESTROYED BY FIRE)



## **Legend**

- PL Property Line
- R/W Right-of-Way
- IPF Iron pin Found
- o Iron Pin Found (IPF)
- Iron Pin Set
- (P) Plat
- (M) Measured Value
- x- Ex. Wood Fence
- o- Ex. Rod Iron Fence

## **AREAS**

**Parcel 1**  
Area=0.0450 Acres  
(1,959 S.F.)

**Parcel 2**  
Area=0.0548 Acres  
(2,386 S.F.)

**Parcel 3**  
Area=0.0495 Acres  
(2,158 S.F.)

## **Basis of Bearing:**

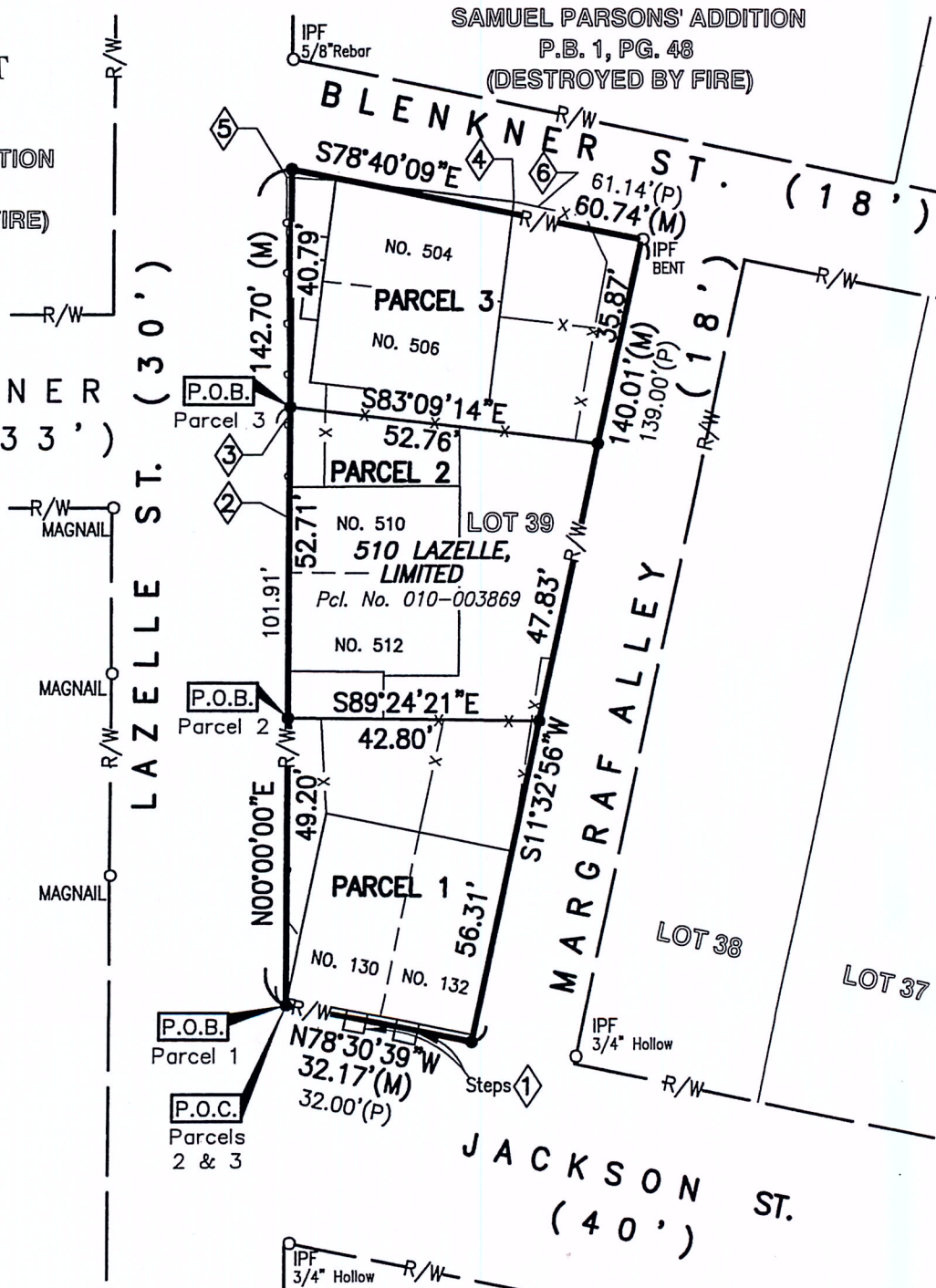
Basis of Bearings is the east line of Lazelle Street being held as North 00°00'00" East.

All Set Iron Pins are 5/8" Rebar, plastic capped with "E.P. FERRIS SURVEYOR 8230" inscribed on top.

All lot dimensions and bearings are according to the recorded deed or plat unless otherwise noted.

Field survey was conducted on 08-19-10

We hereby certify that the foregoing Boundary Survey was prepared from actual field measurements in accordance with Chapter 4733-37 Ohio Administrative Code.



BY: *Jonathan E. Phelps* 10/25/11  
Jonathan E. Phelps, P.S.  
Registered Surveyor No. 8241 Date

DRWN BY CRK CHK BY JEP DATE 10-25-11  
708265





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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # \_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David M. Ward  
of (COMPLETE ADDRESS) 1533 Lake Shore Drive, Columbus, Ohio 43204

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
David M. Ward	1533 Lake Shore Drive, Columbus, Ohio 43204
Douglas J. Ward	201 E. Kennedy Blvd., Tampa, Florida 33602-5181

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 5<sup>th</sup> day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

N/A - No Expiration

Notary Seal Here



Jennifer L. Fate, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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